

NO TRANSFER  
TAX  
PAID

52-336

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

**024351**

That ARCON REALTY, INC., a corporation organized and existing under the laws of the State of Maine, and having a place of business in Waterville, Kennebec County, State of Maine, for consideration paid, grants to ARTHUR H. TURMELLE and CONSTANCE R. TURMELLE, husband and wife, of Waterville, Maine, Kennebec County with **warranty covenants**, as joint tenants, the land with buildings thereon in Waterville, Maine, Kennebec County bounded and described as follows, to wit:

RE: 17 ALDEN ST.

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, more particularly described as follows, to wit:

Being all and the same land and premises conveyed to Richard A. Rancourt and Patricia D. Rancourt by Warranty Deed of Ella M. Bushey dated May 23, 1967, and recorded in Book 1442 at Page 503 of the Kennebec County Registry of Deeds, and therein described as follows:

Beginning at a granite monument which marks the point of intersection of the easterly line of Birch Street with the northerly line of Alden Street; thence running easterly in the northerly line of Alden Street forty-seven feet and seven inches, more or less, to a point in said northerly line of Alden Street, which point is just fifty feet westerly, measured on said street line, from an iron pipe at the southeasterly corner of land conveyed to William Vigue by deed of Alfred Flood dated September 26, 1887, recorded in Kennebec Registry of Deeds, Book 370, Page 6; thence northerly in a direct line, passing equal distance between the easterly wall of the little wooden store on the parcel herein conveyed and the westerly foundation wall of the projection of the dwelling house now standing on said land conveyed as aforesaid to said William Vigue by said Flood, to a point in the southerly line of land now or formerly of Joseph Rice, which latter point is three feet and six inches easterly, measured on said Rice line, from an iron pipe in said southerly line of said Rice land; thence running westerly in said southerly line of said Rice land three feet and six inches to said last mentioned iron pipe, and continuing westerly and in the same course, in and along the southerly line of land formerly of Howard C. Morse, to the easterly line of said Birch Street; thence running southerly in and along the easterly line of said Birch Street about ninety-four feet and two inches, more or less, to the point of beginning.

Subject, however, to a mortgage from Arthur H. Turmelle and Constance R. Turmelle to People's Heritage Bank dated November 17, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4275, Page 338, said mortgage having been assigned to ABN AMRO Mortgage Group, Inc., f/k/n Atlantic Mortgage & Investment Corporation.

Being the same premises conveyed to Arthur H. Turmelle and Constance R. Turmelle by Warranty Deed of Richard A. Rancourt and Patricia D. Rancourt dated November 21, 1986 recorded in the Kennebec County Registry of Deeds in Book 3063, Page 73.

Being part of the same premises described in a Warranty Deed from Arthur H. Turmelle and Constance R. Turmelle to Arcon Realty, Inc. dated April 28, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6192, Page 250.

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Witness our hands and seals this 5th day of August, 2002.

ARCON REALTY, INC.

*Spencer J. Duro* *Constance R. Turmelle*  
By: Constance R. Turmelle  
Its President  
Hereunto Duly Authorized

ARCON REALTY, INC.

*Spencer J. Duro* *Arthur H. Turmelle*  
By: Arthur H. Turmelle  
Its Vice-President and  
Treasurer  
Hereunto Duly Authorized

STATE OF MAINE  
KENNEBEC, ss.

August 5, 2002

Then personally appeared the above named CONSTANCE R. TURMELLE and ARTHUR H. TURMELLE, in their said capacities, and made and swore oath to the truth of the foregoing and acknowledged the above instrument to be their free acts and deed, and the free act and deed of the said ARCON REALTY, INC.,

Before me,

*Rita A. Chaykowsky*  
Notary Public  
Typed name of Notary: Rita A. Chaykowsky  
My Commission Expires: 9/5/07



RECEIVED KENNEBEC SS.

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ATTEST: *Bundy B. B. B.*  
REGISTER OF DEEDS